

HELEN JUANICE S. CAPPS, GRANTOR)
DECIE SPEARS JONES, ET AL, GRANTEEES) WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, HELEN JUANICE S. CAPPS, an unmarried woman, do hereby sell, convey and warrant unto my sister, DECIE SPEARS JONES, and her husband, WILLIAM W. JONES, as tenants by the entirety with full rights of survivorship and not as tenants in common, an undivided one half (1/2) interest in my undivided one fifth (1/5) interest in the following described lands vested in me as a devisee under the provisions of the last will and testament of CURTIS M. SPEARS, DECEASED, probated in the Chancery Court of DeSoto County, Mississippi, and an undivided one half (1/2) interest in said undivided one fifth (1/5) unto my brother, JOHN EDWARD SPEARS, and his wife, BETTY P. SPEARS, as tenants by the entirety with full rights of survivorship and not as tenants in common, said lands being more particularly described as follows:

THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 21 TOWNSHIP 3 RANGE 9 WEST, DESOTO COUNTY, MISSISSIPPI, CONTAINING 40 ACRES, MORE OR LESS

The warranty of this deed is subject to rights of way and easements for public roads and for public utilities; to building, zoning, subdivision and health department regulations in effect in said county and state; to any matter which might be disclosed by a current, accurate survey and physical inspection of said

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lands.

Possession is given upon the delivery of this deed. Taxes for the year 2008 shall be prorated among the parties in interest.

The Grantor warrants said lands do not constitute her homestead.

WITNESS MY SIGNATURE this the 17th day of January, 2008.

Helen Juanice S Capps
HELEN JUANICE S. CAPPS

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named HELEN JUANICE S. CAPPS who acknowledged that she signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as her free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 17th day of January, 2008.



Russell Smith
NOTARY PUBLIC

Notary Public State of Mississippi At Large
My Commission Expires: November 22, 2009
Bonded Thru Heiden, Brooks & Garland, Inc.

ADDRESS OF GRANTOR:
762 Northwood Hills Dr.
Hernando Ms 38632

N/A
TELEPHONE (WORK)
662-429-4987
TELEPHONE (HOME)

ADDRESS OF GRANTEES:
P.O. Box 192
Paluxy, TX 76467

N/A
TELEPHONE (WORK)
254-823-6688
TELEPHONE (HOME)

Prepared by and
to be returned to:

William W. Ballard
Attorney
2310 Elm Street
Hernando, MS 38632
662-429-7886